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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



24 Forest View, Talbot Green, Pontyclun, Rhondda Cynon Taff. CF72 8RD



PETER MORGAN

**£134,999**

## Main Features

- One Bedroom
- Semi Detached
- Enclosed Rear Garden
- Parking
- Freehold
- Council Tax B
- EPC - C

## General Information

Peter Morgan Property Group are pleased to offer For Sale this one bedroom semi-detached house in a Sought After Location only a Short Walk from Talbot Green Retail Park, Doctors Surgery, Bus Station & Infant School. 5/7 Minutes Car Drive to J34/M4 & Pontyclun Local Rail Station. Freehold.

## GROUND FLOOR

### Lounge

UPVC double glazed window. Wood effect flooring. Radiator. Electric sockets. Spiral staircase to first floor.

### Kitchen

UPVC double glazed windows to front, Tiled topped units. Stainless steel sink with drainer. Point for electric oven.

## FIRST FLOOR

### Bedroom 1

UPVC double glazed window. Fitted carpet. Radiator. Access to storage

### Shower Room

UPVC double glazed window. Fitted suite with W.C, wash hand basin, walk in shower cubicle, tiled splash back.

### Rear

Enclosed rear garden. Hard stand patio. Shed.

### Viewings

Strictly By Appointment Only

### Utilities

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** B

**Current heating type** Gas

**Tenure (To be confirmed)** Not Specified



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Neath Port Talbot  
Head Office

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

Neath Port Talbot  
Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

Neath Port Talbot  
Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

## POSITIVELY MOVING

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Talbot Green Branch  
Ty Gwyn, 38 Talbot Road, Talbot Green, CF72 8AF  
talbotgreen@petermorgan.net  
VAT No : 821850148

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

